126.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,022,200 / 1,022,200
					USE VALUE:	1,022,200 / 1,022,200
					ASSESSED:	1,022,200 / 1,022,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALDRON JOHN J JR
Owner 2:	
Owner 3:	
Street 1:	42 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2453 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7547.000	435,500	4,900	581,800	1,022,200
Total Card	0.173	435,500	4,900	581,800	1,022,200
Total Parcel	0.173	435,500	4,900	581,800	1,022,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.71 /Parcel: 416.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81404
GIS Ref:
GIS Ref:
Insp Date: 04/13/18

!9791!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	435,500	4900	7,547.	581,800	1,022,200		Year end	12/23/2021
2021	101	FV	421,700	4900	7,547.	581,800	1,008,400		Year End Roll	12/10/2020
2020	101	FV	421,700	4900	7,547.	581,800	1,008,400	1,008,400	Year End Roll	12/18/2019
2019	101	FV	318,000	4900	7,547.	614,100	937,000	937,000	Year End Roll	1/3/2019
2018	101	FV	318,000	4900	7,547.	452,500	775,400	775,400	Year End Roll	12/20/2017
2017	101	FV	318,000	4900	7,547.	433,100	756,000	756,000	Year End Roll	1/3/2017
2016	101	FV	318,000	4900	7,547.	400,800	723,700	723,700	Year End	1/4/2016
2015	101	FV	310,000	4900	7,547.	336,100	651,000	651,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:37:16

LAST REV

Date	Time
07/13/20	11:47:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9791

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12616-69		4/17/1974			No	No		Barbara J Waldron dod 12/2/2013

USER DEFINED

Prior Id # 1:	81404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2014	793	Re-Roof	9,000					
4/7/1997	148	Manual	8,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	Meas/Inspect	CC	Chris C
7/22/2014	External Ins	PC	PHIL C
2/4/2009	Measured	336	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7547		Sq. Ft.	Site		0	90.	0.86	10									581,767						581,800	

Total AC/HA:	0.17326	Total SF/SM:	7547	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	581,767	Spl Credit		Total:	581,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12043011
Const Adj.:	0.99495000
Adj $ / SQ:	144.920
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534955
Depreciation:	99502
Depreciated Total:	435454

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

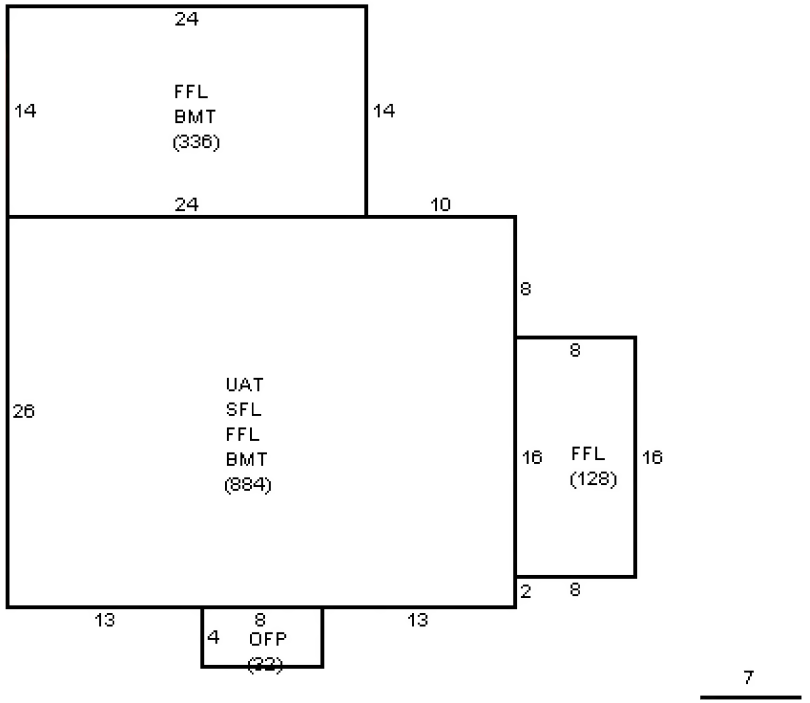
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.41
Special Features:	0	Val/Su Net:	117.54
Final Total:	435500	Val/Su SzAd	195.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	144.920	195,353
BMT	Basement	1,220	43.480	53,041
SFL	Second Floor	884	144.920	128,110
UAT	Upper Attic	221	101.440	22,419
OFP	Open Porch	32	43.780	1,401

Net Sketched Area:	3,705			Total:	400,324
Size Ad	2232	Gross Area	4368	FinArea	2453

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1927	21.58	T	40	101			4,900			4,900
2	Frame Shed	D	Y	1	8X10	A	FR	1960	0.00	T	50	101						

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc